

## **AGENDA**

**Aldermanic Chambers, Second Floor, City Hall, 93 Highland Avenue,  
Monday, November 24, 2003**

### **DECISIONS 6:00 P.M. followed by HEARINGS**

**94 Beacon St.** The Applicant Omni Point Holdings, Inc. and Owner, Beacon Place Condominiums, is requesting to modify plans on appeal #2001-80. The Applicant is requesting that the revisions be considered minor and approved as presented (SZO §5.3.8). Residence C (RC) zoning district. ***MJ made a motion to approve. RD seconded the motion, vote taken (5-0) PE, MJ, HF, RD, MS, motion approved.***

**9-11 Aldersey St.** The Owner, G&T Realty Associates & Applicant, Gerard Meehan, seek to convert an existing three-family to a five-family, as well as construct two, three unit townhouses, for a total of eleven units. The Applicant has been cited under §4.4.1, §4.5.3, §7.2, §7.3 and §7.11.1.d of the S.Z.O. The Applicant is also making appeal under §3.1.9. of the S.Z.O. RA zone. ***Continued until December 10, 2003.***

**44 Park St.** Applicant: 44 Park Street, LLC (formerly Emerald Development Group, Inc.); Owner: Maldemar, LLC. The Applicant seeks a special permit with site plan review under SZO §7.11.1.c to construct fifty-six (56) residential units. The Applicant is subject to Affordable Housing under the SZO, §13.5. RC zone. ***Continued until December 10, 2003.***

**51 Warren Street:** Applicant, Antonio Pereira, Owners: Antonio Pereira and Maria Pereira. The Applicant seeks site plan approval to subdivide a lot in order to construct a 6-unit dwelling on the new lot (SZO §8.8). Applicant also requires two special permits to modify parking requirements (SZO §9.13.b and §9.13.c) and a variance from rear yard setback (SZO §8.5.i). BA zone. ***Continued until December 10, 2003.***

**259 Powder House Blvd:** Owners, Demos and Zoe Mihalakopoulos. The Applicant, Demos Mihalakopoulos seeks major changes to a previously approved special permit for alterations to a two-family dwelling (ZBA Case #: 2002-27). RA zone. ***The Board seeks clarification on the internal layout of the addition. Continued until December 10, 2003.***

**492 Medford St.** The Applicant and Owner, Rocco Polino seeks five (5) variances from dimensional requirements of the SZO: minimum lot size, minimum landscaped area, side yard setback, rear yard setback, and maximum driveway width, in order to construct a Laundromat. RC zone. ***The Board found that the Applicant had not met the conditions necessary to grant the requested variances. MJ made a motion to deny, seconded by HF, vote taken (5-0) PE, MJ, HF, RD, MS, petition denied.***

**24-28 Marshall St.** Applicant, Joseph Trant, Owner, Marshall Street Realty Trust. The Applicant is seeking a special permit with site plan review under SZO §7.3 to construct eleven (11) townhouse units. Also subject to affordable housing requirements of SZO §13.6.1. RB zone. ***MJ made a motion to approve, RD seconded the motion, vote taken (5-0) PE, MJ, HF, RD, MS, petition approved.***

**71 Oak St.** The Applicant & Owner, Norberto Carrola seeks a special permit with site plan review to legalize a fourth unit (SZO §7.3). Applicant is also subject to Affordable Housing requirements. RB zone. *Applicant requested to Withdraw the Petition Without Prejudice. Motion made by HF to approve the request, RD seconded the motion, vote taken (5-0) PE, MJ, HF, RD, MS. Request to Withdraw Without Prejudice approved.*

**34 Spring St.** The Applicant & Owner, Robert DeVitto seeks a special permit to alter a non-conforming structure to enclose a deck of a four-family dwelling (SZO §4.4.1). Also requires a special permit to expand a non-conforming use (SZO §4.5.3). RA zone. *MJ made a motion to approve. RD seconded the motion, vote taken (5-0) PE, MJ, HF, RD, MS. Petition Approved.*

**100 Properzi Way** Applicant & Owner, Moshe Safdie, Agent Paul Gross. The Applicant seeks site plan approval to subdivide a lot (SZO §8.8), as well as a special permit to alter a nonconforming structure (SZO §4.4.1) and a special permit to expand a nonconforming use, an office building (SZO §4.5.3). Neighborhood Business (NB) & Residence B (RB) zoning district. *MJ made a motion to approve, RD seconded, vote taken (5-0) PE, MJ, HF, RD, MS. Petition approved.*

**66 Summer St.** Applicant, Santokh Singh, Owner, Gurmail Banwait. The Applicant seeks a special permit to convert from one non-conforming use, a retail store, to another, a retail store with 19-seat restaurant (SZO §4.5.1), and a special permit for relief from four required parking spaces (SZO §9.13.a). RB zone. *Continued until December 10, 2003.*